

**CITY OF UTICA URBAN RENEWAL AGENCY  
MEETING MINUTES – AUGUST 10, 2017  
1 KENNEDY PLAZA, UTICA, NEW YORK 13502**

**MEMBERS ATTENDING:** Mayor Robert M. Palmieri, Dave Farina, Councilman Bill Phillips, Robin Harris

**OTHERS ATTENDING:** Brian Thomas, Joe Hobika, Sr., Cathy Mack, Gene Allen, Andy Brindisi, Derek Crossman

**EXCUSED:** Michael Mahoney, Councilwoman Samantha Colosimo-Testa, Fred Matrulli

**ABSENT:**

**CALL TO ORDER:** By Brian Thomas at 9:46 A.M.

**ITEM #1 Approval of Agency Minutes**

Dave Farina made a motion to approve the minutes of the July 27, 2017 board meeting. The motion was seconded by Robin Harris and passed unanimously.

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**Old Business**

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**ITEM #2 1318 & 1322 Seymour Avenue**

An offer was received from Hector Paredes in the amount of \$14,000.00 for the properties located at 1318 and 1322 Seymour Avenue. The applicant intends to renovate the property for rental/income property. A second offer was received from Sokunthideth Chea in the amount of \$10,000.00. The applicant intends to renovate the property for primary residence, and live in one unit and have her parents live in the second unit. A third offer was received from Manual Felipe Mizhirumbay in the amount of \$13,000.00. The applicant intends to renovate the property for primary residence for him and his son. A fourth offer was received from Moo Moo Thaing in the amount of \$5,000.00. The applicant intends to renovate the property for primary residence for her family.

This property was tabled at the June 22, 2017 URA board meeting to remarket the property for 30 days.

During discussion Moo Moo Thaing raised her offer to \$8,000.00.

Mayor Palmieri made a motion to review this property in Executive Session. The motion was seconded by Dave Farina and passed unanimously.

After review, Robin Harris, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Manual Felipe Mizhirumbay as a qualified and eligible project sponsor for the redevelopment of 1318 and 1322 Seymour Avenue with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #3 528 St. Anthony Street**

An offer was received from Sergey Kasperovich in the amount of \$7,000.00 for the property located at 528 St. Anthony Street. The applicant intends to renovate the property for rental/income property.

This property was tabled at the June 22, 2017 URA board meeting to remarket the property for 30 days.

In discussion, the Agency requested that Mr. Kasperovich raise his offer to \$9,000.00. Mr. Kasperovich agreed to the sale price of \$9,000.00.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Sergey Kasperovich as a qualified and eligible project sponsor for the redevelopment of 528 St. Anthony Street, contingent on the sale price of \$9,000.00 and with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #4 939 Blandina Street**

An offer was received from James Buswell in the amount of \$1,000.00 for the property located at 939 Blandina Street. The applicant intends to renovate the property for rental/income property. A second offer was received from Eileen Pena in the amount of \$7,000.00. The applicant intends to renovate the property for primary residence and rental/income property, giving one unit from her sister that is relocating from Philadelphia and renting out the second unit.

This property was tabled at the June 22, 2017 URA board meeting to remarket the property for 30 days.

Mayor Palmieri made a motion to review this property in Executive Session. The motion was seconded by Robin Harris and passed unanimously.

After review, Mr. Buswell offered in addition to his bid of \$1,000.00 to pay all back taxes on the property according to the Comptroller's Office, the sum of which is \$7,500.00.

Dave Farina, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate James Buswell as a qualified and eligible project sponsor for the redevelopment of 939 Blandina Street contingent of the total sale price of \$8,500.00, and with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

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**New Business**

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**ITEM #5 1008, 1010, 1014 & 318.55-1-49 Noyes Street**

An offer was received from the Rescue Mission of Utica, represented by Jim Haid, in the amount of \$1,000.00 for the properties located at 1008, 1010, 1014 and Tax ID: 318.55-1-49 Noyes Street. The applicant intends to construct four to five 400-600 square foot rent-to-own homes through their Skills for Success program. The properties would be under the Rescue Mission of Utica for the initial five years and then put on the tax rolls with the successful purchase of the homes by the tenants.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate the Rescue Mission of Utica as a qualified and eligible project sponsor for the redevelopment of 1008, 1010, 1014 and Tax ID: 318.55-1-49 Noyes Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #6      803 Oswego Street**

An offer was received from Blanco and Son Realty, Inc., represented by Jose Blanco Sr., in the amount of \$5,000.00 for the property located at 803 Oswego Street. The applicant intends to renovate the property for rental/income property, maintaining the property as a one-family.

In discussion, the Agency requested that Mr. Blanco raise his offer to \$6,500.00. Mr. Blanco agreed to the sale price of \$6,500.00.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Blanco and Son Realty, Inc. as a qualified and eligible project sponsor for the redevelopment of 803 Oswego Street contingent of the sale price of \$6,500.00, and with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #7      918 Shaw Street**

An offer was received from Blanco and Son Realty, Inc., represented by Jose Blanco Sr., in the amount of \$5,000.00 for the properties located at 918 Shaw Street. The applicant intends to renovate the property for rental/income property, maintaining the property as a one-family.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Blanco and Son Realty, Inc. as a qualified and eligible project sponsor for the redevelopment of 918 Shaw Street with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #8      1138 Seymour Avenue**

An offer was received from Sanel Ruznic in the amount of \$1,000.00 for the property located at 1138 Seymour Avenue. The applicant intends to renovate the property for primary residence and rental/income property.

Robin Harris made a motion to table this property for 30 days for the purpose of remarketing. The motion did not receive a second and failed.

Mayor Palmieri made a motion to review this property in Executive Session. The motion was seconded by Dave Farina and passed unanimously.

After review, the Agency requested that Mr. Ruznic raise his offer to \$5,000.00. Mr. Ruznic agreed to the sale price of \$5,000.00.

Mayor Palmieri, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Sanel Ruznic as a qualified and eligible project sponsor for the redevelopment of 1138 Seymour Avenue contingent on the sale price of \$5,000.00, and with the condition that all applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Councilman Bill Phillips and passed unanimously.

**ITEM #9      309 James Street**

An offer was received from Juan Sigua in the amount of \$6,000.00 for the property located at 309 James Street. The applicant intends to renovate the property for rental/income property and commercial use. Potentially developing a grocery store or deli contingent on allowed using according to zoning.

Councilman Bill Phillips, with the factors established by the Agency for selection of a purchaser having been considered by the Agency members, made a motion to designate Juan Sigua as a qualified and eligible project sponsor for the redevelopment of 309 James Street with the condition that all

applicable codes are complied with and any necessary permits are obtained for work to be completed on the property. The motion was seconded by Mayor Palmieri and passed unanimously.

**ITEM #10 1534 Neilson Street**

An offer was received from Abdel Sabbour in the amount of \$1,000.00 for the property located at 1534 Neilson Street. The applicant intends to fence, landscape, pave and create additional parking. A property search revealed that the applicant has multiple open codes violations on 1121 Taylor Avenue and owes taxes on several of his properties.

Councilman Bill Phillips made a motion to reject the offer for 1534 Neilson Street. The motion was seconded by Robin Harris and passed unanimously.

**ITEM #11 1226 Steuben Street**

An offer was received from Manuel Avila in the amount of \$750.00 for the property located at 1226 Steuben Street. The applicant intends to landscape and create a garden.

Councilman Bill Phillips made a motion to table the property for two weeks for the purpose of talking with other surrounding property owners. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #12 Executive Session**

Robin Harris made a motion to enter into Executive Session at 10:50 A.M. to review the sale of real property at 1318 and 1322 Seymour Avenue, 939 Blandina Street and 1138 Seymour Avenue. The motion was seconded by Dave Farina passed unanimously. A second motion was made by Robin Harris to come out of Executive Session at 11:12 A.M. The motion was seconded by Dave Farina and passed unanimously.

**ITEM #13 Adjournment**

Robin Harris made a motion to adjourn the meeting at 11:22 A.M. The motion was seconded by Dave Farina and passed unanimously.

Respectfully submitted this 24<sup>th</sup> day of August, 2017  
Derek Crossman